

MUSCAT HILLS

# BUSINESS TOWER 2

PREMIUM BUSINESS DESTINATION

OFFICE 127 • 1st FLOOR • 96 SQM

SALE PRICE • EXCLUDING VAT

**OMR 111,132**

WORK • CONNECT • GROW



# THE OPPORTUNITY

**Business Tower II places a modern commercial address within the Muscat Hills environment.**

Office 127 offers 96 sqm on the 1st floor, a staged 36-month payment plan and an investment case based on an estimated rental rate of OMR 10 per sqm per month.

- |                                                                                     |                             |                                               |
|-------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------|
|    | <b>Muscat Hills setting</b> | Business, golf and lifestyle surroundings.    |
|    | <b>Staged payment plan</b>  | 20% down payment with scheduled installments. |
|  | <b>Rental potential</b>     | Estimated monthly rent of OMR 960.            |



# UNIT OVERVIEW

Clear pricing and unit information

|                        |             |
|------------------------|-------------|
| Unit                   | 127         |
| Floor                  | 1st         |
| Office Type            | 027         |
| Area                   | 96 sqm      |
| Base Price (Excl. VAT) | OMR 111,132 |
| VAT (5%)               | OMR 5,557   |
| Total incl. VAT        | OMR 116,689 |
| Base Price / sqm       | OMR 1,158   |



# STRATEGICALLY CONNECTED

At the Heart of Muscat's New Business District

Business Tower II places businesses within minutes of key transport, commercial, exhibition, retail and lifestyle destinations.

**02** MIN

MUSCAT HIGHWAY

**02** MIN

BANK MUSCAT

**04** MIN

OMAN CONVENTION &  
EXHIBITION CENTRE

**07** MIN

MUSCAT  
INTERNATIONAL AIRPORT

**10** MIN

AZAIBA BEACH

**14** MIN

MALL OF OMAN

## MUSCAT HILLS

**BUSINESS TOWER II**

Connected to Muscat's  
key business and lifestyle  
destinations.

Travel times are indicative and may vary with traffic and route conditions.

# UNIT FLOOR PLAN

Office type 027 • 96 sqm



## OFFICE 127

Floor

**1st**

Area

**96 sqm**

Rental Rate

**OMR 10 / sqm / month**

Monthly Rent

**OMR 960**

# POSITION IN THE FLOOR



## OFFICE TYPE 027

The supplied typical-floor plan identifies the location of Office Type 027 within the office floor plate.

Unit 127 applies this office type to the 1st floor.

# BUSINESS & LIFESTYLE ENVIRONMENT



Retail & Common Areas



F&B Environment



Lifestyle Facilities



Muscat Hills & Golf



Business Tower II

# PAYMENT PLAN

Amounts calculated on total purchase price including 5% VAT

| STAGE                    | %   | AMOUNT (OMR) |
|--------------------------|-----|--------------|
| Down Payment             | 20% | 23,338       |
| After 6 Months           | 15% | 17,503       |
| After 12 Months          | 15% | 17,503       |
| After 18 Months          | 10% | 11,669       |
| After 24 Months          | 10% | 11,669       |
| After 30 Months          | 10% | 11,669       |
| After 36 Months          | 10% | 11,669       |
| Upon Title Deed Transfer | 10% | 11,669       |



# INVESTMENT ANALYSIS

Rental benchmark

**OMR 10 / sqm / month**

Estimated monthly rent

**OMR 960**

Estimated annual rent

**OMR 11,520**

Gross yield / base price

**10.4%**

Gross yield / incl. VAT

**9.9%**



# OFFICE 127

96 SQM • 1ST FLOOR

SALE PRICE • EXCLUDING VAT

**OMR 111,132**

20% DOWN PAYMENT\*

**OMR 23,338**

\*Payment-plan amounts are calculated on the total price including 5% VAT.

